

PREPARED WITHOUT THE BENEFIT OF TITLE EVIDENCE OR SURVEY. TITLE NOT CHECKED BY ATTORNEY. LEGAL DESCRIPTION FURNISHED BY GRANTEE.

This instrument was prepared by

Roy M. Johnson, III

P.O. Box 1770

Columbiana, AL 35051

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED

\$ 500.00

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100-----(\$10.00)-----Dollars
and other good and valuable consideration.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Stella B. Lynn, a married woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Betty Sue Brasher

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Commence at the Point of beginning, being at the N.E. corner of the N.E. 1/4 of the N.E. 1/4 of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, and run South, 0 degrees 00 minutes 00 seconds a distance of 616.46 feet to a point; thence run North 89 degrees 41 minutes 55 seconds West a distance of 131.5 feet to a point; thence run North 0 degrees 02 minutes 36 seconds East a distance of about 617.81 feet to a point on the North line of said quarter-quarter; thence run South 89 degrees 34 minutes 54 seconds East along said quarter-quarter line a distance of about 131.5 feet to the point of beginning, containing 1.87 acres, more or less, located in Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record.

The parcel herein conveyed is not the homestead of the Grantor or Grantor's spouse.

Grantor conveys to Grantee a non-exclusive 20 foot easement for ingress and egress and for usual and customary utilities over the lands of the Grantor and Grantor reserves a 20 foot easement for ingress and egress and for usual and customary utilities to parcels conveyed this date, which parcels were drawn and signed in the following order (1) Betty Sue Brasher, (2) Stella B. Lynn, (3) B. Clifford Brasher, (4) D. Kenneth Brasher and (5) Reginald Roland Brasher, but which deeds were delivered and thus intended to have legal effect in the following order so as to give full effect to the provisions concerning easements: (1) To D. Kenneth Brasher, (2) to B. Clifford Brasher, (3) to Reginald Roland Brasher, (4) to Betty Sue Brasher, and (5) to Stella B. Lynn.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

10TH

day of JANUARY, 19 94.

(SEAL)

Stella B. Lynn
Stella B. Lynn

(SEAL)

01/14/1994-01550
10:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 9.00

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that Stella B. Lynn, a married woman

a Notary Public in and for said County,

Whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10TH day of JANUARY, A.D. 19 94.

1411 Hwy 50
Vandiver, AL 35176-7227

Roy Marvin Johnson III
Notary Public

Inst # 1994-01550